

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

**Pioneer Lender Trustee Services**  
8151 W. Rifleman Street  
Boise, ID 83704

Trustee's Sale No: PLTS104454

**Instrument # 323461**

MURPHY, OWYHEE, IDAHO  
2026-05-15 04:30:15 No. of Pages: 2  
Recorded for: PIONEER LENDER TRUSTEE SERVICES  
ANGELA BARKELL Fee: \$13.00  
Ex-Officio Recorder Deputy: map  
Index To: NOTICE OF DEFAULT  
Electronically Recorded by Simplifile

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## NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN** that Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, is the current Trustee under the Deed of or Transfer in Trust executed by Ricky David Johnson, as Grantor, to Pioneer Title Company, as Trustee, in favor of Antonio Marquez and Nereida Marquez, as Beneficiary, dated 2/27/2025, recorded 2/28/2025, under Instrument No. 319622, records of Owyhee County, ID, the beneficial interest in which is presently held by Antonio Marquez and Nereida Marquez. Said Deed of Trust covers real property situated in said County, described as follows:

Lots 3, 4, 5, 6 and 7, Block 49, Amended Townsite Plat of HOMEDALE, Owyhee County, Idaho, according to the official plat thereof on file and of record in the office of the Recorder for Owyhee County, Idaho.

The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 2/27/2025, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$91,577.66, together with interest thereon at 10% per annum from 3/3/2026, until paid.

The Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

DATED: 5/15/2026

Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/15/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.



Signature of notary public  
Commission Expires:

CHLOE KNIGHT  
Residing in: Nampa, ID  
Commission Expires: 02/21/2031

